Ashland University Loft Construction Policy

Construction Criteria:

1. Each room may be different and we strongly recommend that you not build your loft until you have had an opportunity to see your room first-hand. Although this may be an inconvenience, the Office of Residence Life is not able to verify bed sizes in specific rooms.
2. The construction is free-standing, not nailed, bolted or otherwise permanently fastened to the walls, ceiling, floor or other permanently installed furniture in the room.
3. The construction is thru-bolted or lag screwed, not nailed or glued and is structurally stable and capable of withstanding the normal stress of the planned usage.
4. The construction should not restrict exit from or operation of the windows or doors of the room.
5. The construction does not interfere with access to heating/ventilating units, plumbing, electrical outlets or other fixed items in the room and existing attached room fixtures (drapery rods, telephones, lights, etc.) are not removed, relocated, or modified.
6. There is no change in the permanently installed electrical system and electrical wiring is not included in or attached to the loft construction (i.e. indoor/outdoor lights).
7. The loft is not enclosed in any way including drapery, beads, wallboard, sheets, fishnet, etc.
8. Persons performing construction in student rooms assume full responsibility for any damages to the room or the premises.
9. Construction materials should not be stored in any public areas and debris resulting from construction should be removed from the building and placed in proper waste containers.
10. All beds, bed parts, mattress, wardrobes, chairs and desks provided by the University must remain in the room. These items must be in their original condition at check-out time. To avoid a $25 fine for not reassembling beds correctly, see your Resident Assistant or Residence Director before you leave.
11. A loft constructed for one building may not be approved in another residence hall because of size, height, or location of the loft.

Loft Construction Procedures:

Loft construction in a student room must comply with the following procedures:

1. A Loft Building Request Form must be completed and filed with the Residence Director prior to building the loft. Permits are available from a residence life staff member during check-in and from the building Residence Director’s (RD) Office during the academic year. Permits may not be obtained from the Office of Residence Life prior to the start of the school year.
2. Construction must be completed during the first 14 days of the semester.
3. All loft construction will be inspected by the ARD and/or the RD. If the loft does not meet the minimum standards, the resident will have 7 days to bring the loft into compliance. If the loft does not meet requirements the second time, the loft must be removed within 7 days.
4. All materials used in the loft construction must be dismantled and removed from the room and the building at such time that the occupants vacate the room or prior to the first date of 24 hour quiet hours in the semester. All original furnishings must be restored to the original condition and position.
5. A single loft should not exceed 44 inches in width, and the top of the mattress should be a minimum 32 inches from the ceiling. The mattresses provided are 36 inches wide and 6 inches thick. (Length Varies)
6. University provided bed springs may be incorporated in the loft construction. The provided bed springs are 76”-81” at the corners and most are 36” wide.

Standard Loft Type:

The platform construction design is considered standard AND THE ONLY TYPE ACCEPTABLE, provided it is constructed in accordance with the guidelines.
* All original bed parts must stay in the room. Any bed parts missing at final inspection will result in a fine and replacement cost charge to the students.

**Building Codes:**

The following building codes and respective sections of these codes are applicable to loft construction by student in student rooms. The construction must comply with all the Ohio Basic Building Code, the Life Safety Code, and local fire department regulations.

**Penalties:**

The following penalties will be imposed for unauthorized student room loft construction:

1. A student whose loft construction, upon inspection, is found in noncompliance with these guidelines in subject to a fine and/or immediate removal of the construction from the room.
2. No addition or alterations to the loft construction are permitted after the final inspection.
3. Repair costs for damages to walls, ceiling, carpets, furnishings or replacements cost of furniture resulting from loft construction will be billed to the room residents.
4. Each student who fails to remove a loft when instructed to do so, when vacating a room during the year leaves loft construction in a room after the designated date for removal at the end of a semester will be billed $50.
5. The University reserves the right to remove from a student room, at any time, loft construction deemed unsafe, construction that has not been authorized, or to perform emergency maintenance. The student will be charged for removal costs.